

STAFF HEARING OFFICER AGENDA

Susan Reardon Staff Hearing Officer/Senior Planner

DAVID GEBHARD PUBLIC MEETING ROOM 630 GARDEN STREET WEDNESDAY, JULY 27, 2011 9:00 A.M.

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 1:00 p.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/Online Meetings.

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 A.M.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planner as listed in the project description below. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. To verify closure dates please check the City Calendar on our website.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

II. CONSENT:

A. APPLICATION OF RICHELE MAILAND, AGENT FOR MIDWEST INSTITUTION, LLC & JOSEPH A. YOB, 1402 GRAND AVENUE AND 860 JIMENO ROAD, APNs 029-110-036 AND 029-110-037, A-1/E-1 AND E-1 SINGLE FAMILY RESIDENTIAL ZONES, GENERAL PLAN DESIGNATION: 1 UNIT/ACRE (MST2008-00402)

This is a request for a three-year <u>Time Extension</u> of the expiration date of the Lot Line Adjustment and Modification approved by the Staff Hearing Officer on June 3, 2009, and on appeal by City Council May 11, 2010. The project consists of a lot line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. On June 30, 2010, a substantial conformance determination was made by the Staff Hearing Officer that the construction of a 603 square foot detached two-car garage for 1402 Grand Avenue was consistent with intent of the condition to provide a minimum of one covered parking space. The project includes a new entry gate and as-built changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understory to habitable space.

Case Planner: Suzanne Riegle, Assistant Planner

Email: sriegle@santabarbaraca.gov Phone: 805-564-5470, ext. 2687

III. PROJECTS:

A. APPLICATION OF MARK MORANDO, AGENT FOR GRAHAM
ASHLOCK, 2320 CLIFF DRIVE, APN 041-242-025, E-3 ONE-FAMILY
RESIDENCE ZONE, GENERAL PLAN DESIGNATION:
5 UNITS PER ACRE (MST2011-00214)

The 4,949 square foot project site is currently developed with a 1,210 square foot single-family residence and attached 404 square foot two-car garage. The proposed project involves a 69 square foot addition to the rear of the existing residence and the addition of new 172 square foot and 36 square foot trellises.

The discretionary application required for this project is a <u>Modification</u> to permit alterations and additions to a portion of the residence located within the required six-foot (6') interior setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301 and 15305.

Case Planner: Betsy Teeter, Planning Technician

Email: <u>bteeter@santabarbaraca.gov</u> Phone: 805-564-5470, ext. 4563

B. <u>APPLICATION OF GARY JENSEN, ARCHITECT FOR DARREN LONG,</u> 30 CAMINO ALTO, APN 019-130-028, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2011-00215)

The proposed project involves a new three-level, 3,379 square foot residence and a 518 square foot two-car garage on the 23,091 square foot located in the Hillside Design District. The previous residence was destroyed in the Tea Fire.

The discretionary application required for this project is a <u>Modification</u> to allow the new residence to encroach into the 35 foot front setback. (SBMC §28.15.060 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15303 and 15305.

Case Planner: Dan Gullett, Associate Planner

Email: dgullett@santabarbaraca.gov Phone: 805-564-5470, ext. 4550

C. <u>APPLICATION OF GARY JENSEN, ARCHITECT FOR ARCHDIOCESE</u> OF LOS ANGELES, 33 EAST MICHELTORENA STREET, APN 027-232014, R-O (RESTRICTED OFFICE USE) ZONE, GENERAL PLAN DESIGNATION: OFFICES AND RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00180).

The 2.73-acre site is currently developed with a school and seminary building. The proposed project involves permitting an existing 12-foot high hedge on an existing 6-foot high fence within 10 feet of the front lot line and within 50 feet of the corner at Arrellaga and Anacapa Streets. Also proposed are permitting an existing 12-foot high hedge on an existing 6-foot high fence and construction of new portions of the fence ranging from 6 to 9 feet high within 10 feet of the front lot line at Anacapa Street.

The discretionary applications required for this project are <u>Modifications</u> to allow a fence and hedge to exceed three and one half feet in height within 10 feet of the front lot lines and to exceed three and one half feet in height within 50 feet of a street corner (SBMC §28.87.170 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines §15303 (New Construction) and §15305 (Minor Alterations in Land Use Limitations).

Case Planner: JoAnne LaConte, Associate Planner

Email: ilaconte@santabarbaraca.gov Phone: 805-564-5470, ext. 3320

D. <u>APPLICATION OF CEARNAL ANDRULAITIS ARCHITECTURE, AGENT FOR PRISCILLA JACOBS, 2300 DE LA VINA STREET, APN 025-113-017, R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00239)</u>

The 10,695 square foot project site is currently developed with a two-story, eight-unit residential building and five uncovered parking spaces. The proposed project involves replacing the building foundation and all exterior plaster, replacing windows and doors, and remodeling the interior of the building. The discretionary application required for this project is a <u>Modification</u> to allow alterations to the building located within the required ten-foot (10') front setback (SBMC §28.21.060 and §28.92.110). No new floor area is proposed.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301 & 15305.

Case Planner: Renee Brooke, Senior Planner/Zoning Supervisor

Email: rbrooke@santabarbaraca.gov Phone: 805-564-5470, ext. 5564

E. APPLICATION OF JARRETT GORIN, AGENT FOR CLENET-PURPERO AND GATHERCOLE, LLC, 1213 HARBOR HILLS DRIVE; APN 035-480-037, -039, -040, -041; E-1 ONE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 3 UNITS PER ACRE (MST2009-00385)

The project involves the assemblage and merger of six lots that were created as part of the illegal Roger's Tract subdivision in order to create a new 1.089-acre lot and satisfy a Conditional Certificate of Compliance. A new single-family residence would be constructed on the 1.089-acre lot. In order to satisfy the conditions of the Certificate of Compliance, a lot frontage modification is required because the lot would have only 15 feet of frontage on a public street, where 90 feet is required. The new house would total 4,217 net square feet with an attached 672 square foot garage. The building would be two stories and would have a maximum height of 30 feet above finished grade. Site development also includes a new driveway, site retaining walls, patios, barbeque and fire pit, landscaping and a spa. An existing four-foot wide pedestrian trail easement is proposed to be realigned onto the project site because the proposed driveway would conflict with the existing conceptual alignment. In order to minimize the grading required to carry out the project, the new house would be constructed on caissons. The project includes landscaping (yet to be designed) that would be consistent with the City's Fuel Management Requirements, and storm water management improvements including permeable pavement, cisterns, a catch basin, and vegetated swale with French drain.

The discretionary application required for this project is:

1. A lot frontage <u>Modification</u> to provide less than the required 90 feet of frontage on a public street in the E-1 Zone (SBMC §28.15.080; §28.92.110.A.2).

The Staff Hearing Officer will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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Case Planner: Allison DeBusk, Project Planner

Email: <u>adebusk@santabarbaraca.gov</u> Phone: 805-564-5470, ext. 4552

IV. <u>ADJOURNMENT:</u>

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

- 1. Presentation by Staff (3 minutes)*.
- 2. Presentation by Applicant (5 minutes)*.
- 3. Public Hearing*.
- 4. Additional response by Applicant/Staff (5 minutes)*.
- 5. Questions and comments by the Staff Hearing Officer.
- 6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
- 7. Action taken by the Staff Hearing Officer.

*Time may be extended or limited by the Staff Hearing Officer.

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

APPEALS AND SUSPENSIONS: Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. The Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

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